
Notice of Availability (NOA)
Draft Environmental Impact Report No. EIR-25-1
Land Use and Community Design Element and Residential Zoning
Code Update Project, Buena Park, California
State Clearinghouse #2024110035

The City of Buena Park has prepared a Draft Environmental Impact Report (DEIR) for the Land Use and Community Design Element and Residential Zoning Code Update Project to evaluate the potential environmental impacts of implementing the project. As required by the California Environmental Quality Act (CEQA), the DEIR is available for public review and comment.

PROJECT DESCRIPTION SUMMARY AND LOCATION

Project Background: Based on the Southern California Association of Governments (SCAG) 6th Cycle Final Regional Housing Needs Assessment (RHNA), the City has a total RHNA allocation of 8,919 housing units. In accordance with State law, the City must demonstrate that it has planned to accommodate all of its regional housing need allocation in its Housing Element. The 6th Cycle Housing Element Update was approved by the City Council on January 25, 2022, and was certified by the California Department of Housing and Community Development (“HCD”) on February 29, 2024. The City’s 2021-2029 Housing Element Update indicates that the City has the capacity to exceed its RHNA allocation and can accommodate approximately 10,322 housing units through pending projects, the City’s inventory of vacant and underutilized land, accessory dwelling units (ADUs), rezoned sites, and Housing Incentive Overlays (HIO’s). The 6th Cycle Housing Element identifies 410 parcels throughout the City that can accommodate the additional housing units.

On February 13, 2024, City Council approved amendments to the General Plan Land Use Map and Zoning Map to accommodate the City’s shortfall of sites needed to meet its RHNA allocation.

Project Description: The proposed Project will update the Land Use and Community Design Element of the General Plan and the Residential Zoning Code to support affordable housing development consistent with the City’s 2021-2029 Housing Element. Key components of the Project are as follows:

1. The Project requires a General Plan Amendment (GPA) to update the text and exhibits of the Land Use and Community Design Element of the General Plan to include Goals and Policies for affordable housing, descriptions of the HIO’s, incorporation of relevant State Laws, updates to the City’s existing land uses, Focus Areas, and projected buildout tables, updates to the ACSP and ECSP descriptions to include the applicable HIO’s, and updates to the City’s focus areas to include descriptions of key design and form characteristics in the HIO’s.
2. The Project will update the text of the Single-Family Zones (Division 3), Multi-Family Zones (Division 4), and Administration Section (Division 1) of the Zoning Code to streamline review of development proposals, increase heights within multi-family zones, adopt the Density Bonus Law by reference, incorporate new uses along with development standards into the permitted use table as indicated by the 6th Cycle Housing Element Update (SB-9, Supportive/Transitional Housing, etc.), reference and incorporate the HIO Objective Design and Development Standards (ODDS). Division 5 will be updated to reference and incorporate the HIO ODDS. Additionally, Division 7 will be created to include development standards for four (4) Mixed-Use zones, three (3) of which permit residential uses.

- Though the Project itself does not include the construction and development of affordable housing, the Project's EIR studies the impact of the future construction and development of 10,322 dwelling units and 438,333 sq. ft. of commercial space redistributed across 410 parcels located within the Housing Incentive Overlay zones and throughout the City.

Project Location: The Project encompasses the entire City of Buena Park which is comprised of 10.3 square miles and is situated in the northwestern boundary of Orange County, California. Cities that surround the City of Buena Park include La Mirada to the north, Anaheim to the south and east, Fullerton to the east, La Palma and Cerritos to the west, and Cypress to the west and south. Regional access to the City is provided via Interstate 5 (I-5) which is a major north-south Interstate that passes through the central portion of the City, and State Route 91 (SR-91) which is a major east-west highway that traverses through the central portion of the City.

The DEIR examines the potential environmental impacts as a result of the Project on the following: Air Quality, Biological Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials and Land Use/Planning.

PUBLIC REVIEW PERIOD

The Draft EIR will be available for public review and comment pursuant to California Code of Regulations, Title 14, Division 6, Chapter 3, Article 7, Section 15087. The City will accept responses and comments for 45 days, starting on **Friday, February 14, 2025 to Monday, March 31, 2025**. All comments must be submitted in writing either in a letter or email. Please indicate a contact person for your agency or organization and send your responses or comments to:

City of Buena Park, Planning Division
 Attn: Matt Foulkes, Director
 6650 Beach Boulevard
 Buena Park, CA 90621
 Email: mfoulkes@buenapark.com

DOCUMENT AVAILABLE FOR REVIEW

The DEIR is available for review at the following locations:

City of Buena Park Planning Division 6650 Beach Boulevard Buena Park, CA 90622 (714) 562-3500	City of Buena Park - Website: https://www.buenapark.com/city_departments/community_development/planning_division/notices_announcements.php	Buena Park Library 7150 La Palma Avenue Buena Park, CA 90620 (714) 826-4100
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A Community Meeting to provide information on the Draft EIR, the Draft EIR review process, and the public hearing process for the City of Buena Park Land Use and Community Design Element and Residential Code Update Project will be held at the Buena Park City Hall, 6650 Beach Boulevard, First floor, Buena Park, CA 90621, on Wednesday, March 12, 2025 at 6:30 PM. The purpose of the Community Meeting is to provide the community with information on the Draft EIR and the project hearing process - no formal decisions or actions about the project or the Draft EIR will be made at this meeting.

Further information may be obtained by contacting Matt Foulkes, Director, at (714) 562-3610 or mfoulkes@buenapark.com.



If you need special accommodations, pursuant to the Americans with Disabilities Act, please call Community Development at (714) 562-3620.